



April 20, 2026

To,
The Listing Department,
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

Units: Symbol: NDRINVIT ISIN: INEQ7Q23015	Debt Securities: ISIN: INEQ7Q07018, ISIN: INEQ7Q07026, ISIN: INEQ7Q07034
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Subject: Submission of Press Release –NDR InvIT announces ₹7,268 million Preferential Issue

Dear Sir/Ma'am,

We do hereby enclose a copy of the Press Release announcing the Issuance of Units of NDR InvIT Trust on preferential basis.

You are requested to take the above information on record.

Thanking you

For NDR Invit Managers Private Limited
(acting in its capacity as Investment Manager of NDR InvIT Trust)

Neha Chovatia
Company Secretary and Compliance Officer
Place: Mumbai

CC: -

Axis Trustee Services Limited ("Trustee of the NDR InvIT Trust") The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar (W), Mumbai - 400 028 MH	Catalyst Trusteeship Limited ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 MH
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NDR InvIT announces ₹7,268 million Preferential Issue

Mumbai, 20 April, 2026: NDR InvIT, India's first perpetual warehousing and industrial parks InvIT listed on the National Stock Exchange, today announced a preferential issue aggregating up to ₹7,268 million.

The preferential issue, undertaken in accordance with the SEBI InvIT Regulations, will see an aggregate infusion of up to ₹7,268 million in cash consideration. The proceeds from the issue are proposed to be utilised towards acquisition of assets starting with the acquisition of NDR Space Private Limited and funding capital expenditure requirements, in line with the InvIT's growth strategy.

In parallel, the Trust has entered into Securities Purchase Agreements (SPAs) dated March 19, 2026, March 30, 2026, and April 17, 2026, with NDR Unique Space Private Limited, NDR Bigbox Private Limited, and NDR Space Private Limited, along with their respective shareholders, for the acquisition of 100% shareholding and economic interest in the target entities. NDR Unique Space Private Limited and NDR Bigbox Private Limited were funded through a mix of cash consideration from the Bonds issuance of ₹4,100 Million anchored by International Finance Corporation (IFC) and India Infrastructure Finance Company Limited (IIFCL). The total swap of units for all three assets amounts to ₹1,205 Million

Commenting on the development, Sandeep Jain, CFO, NDR InvIT, said, *"This preferential issue, along with the proposed acquisitions, marks another important step in our growth journey. The capital raise enhances our ability to pursue high-quality opportunities while maintaining a disciplined approach to capital allocation. We remain focused on expanding our portfolio across key markets, strengthening our platform, and delivering long-term value to our unitholders."*

These initiatives are aligned with NDR InvIT's strategy to scale its portfolio of high-quality warehousing and industrial assets, supported by strong demand fundamentals and a focus on sustainable growth.

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About NDR InvIT Trust

NDR InvIT Trust is India's first perpetual warehousing and industrial parks InvIT, with an AUM of 22.17 million square feet. The Trust's portfolio spans over 75 warehouses and 42 industrial parks across 18 cities in India, leased to more than 100 tenants across sectors such as third-party logistics, e-commerce, technology, engineering, automobiles, white goods, retail, and FMCG. Through its platform, NDR InvIT Trust focuses on enabling sustainable economic and social growth through strategic infrastructure investments.

For more information, visit: www.ndrinvit.com

Media contact:

Adfactors PR | ndr@adfactorspr.com